

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
FEBRUARY 15, 2012  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Chris Larson

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *~Continued from November 30, 2011, December 14, 2011 & January 25, 2012*  
**VIA RIALTO STORM DRAIN - PROJECT NO. 222828**  
City Council District: 1; Plan Area: La Jolla

**STAFF: Helene Deisher**

Coastal Development Permit and Site Development Permit application for after-the-fact permits for emergency work. The emergency work repaired and replaced a failed storm water drain located approximately 60 feet down slope from a single family residence at 7435 Caminito Rialto. The emergency work was completed in May, 2010. Revegetation of the slope has not been completed and is part of the after-the-fact permits approval process. The project is located approximately 60 feet down slope from 7435 Caminito Rialto in the SF Zone of the La Jolla Shores Planned District, within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-Appealable Area 2), and the Coastal Height Limitation Overlay Zone. Exempt from Environmental. Report No. HO-11-086

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF FEBRUARY 15, 2012

ITEM-5:        **\*AT&T TRYANGLE FARM - PROJECT NO. 223294**  
City Council District: 1; Plan Area: Pacific Highlands Ranch

**STAFF:        Karen Lynch-Ashcraft**

Conditional Use Permit for a wireless communication facility consisting of a 30-foot tall faux rustic water tank concealing 12 panel antennas, 30 Remote Radio Units (RRU's), 12 Tower Mounted Amplifiers (TMA's), and 2 Surge Suppressors with associated equipment located in a 182-square foot enclosure architecturally integrated below the tank located at the rear portion of the property at 6155 Carmel Valley Road. Mitigated Negative Declaration No. 223294. Report No. HO-11-085

**RECOMMENDATION:**

Approve

ITEM-6:        **BURKS RESIDENCE - PROJECT NO. 235485**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF:        Sandra Teasley**

Coastal Development Permit, Neighborhood Development Permit for Environmentally Sensitive Lands and a Variance to demolish an existing duplex and construct a 3-story, 1,749-square-foot single family home. The variance is requested to use all of the allowable floor area as habitable space whereas 25% is required to be dedicated to parking. The property is located at 5170 West Point Loma Boulevard in the RM-2-4 Zone in the Ocean Beach Community Plan, Coastal (appealable), Coastal Height Limit, Airport Influence, Airport Approach, FAA Part 77, Parking Impact, Residential Tandem Parking and Council District 2. Exempt from Environmental. Report No. HO-12-004

**RECOMMENDATION:**

Approve

ITEM-7:        **SWISS PARK - PROJECT NO. 238848**  
City Council District: 8; Plan Area: Otay Mesa-Nestor

**STAFF:        Sandra Teasley**

Site Development Permit for Environmentally Sensitive Lands and MHPA Boundary Adjustment and Correction, to repave a portion of an existing parking lot located at the Swiss Club recreational facility, to create a public parking/bicycle staging area for the adjacent Bayshore Bikeway trail and for the existing Swiss Club facility. The site is located at 2001 Main Street/San Diego, Otay Mesa Nestor Community Plan, Airport Influence Area, FAA Part 77, State Coastal, and Coastal Height Limit. Exempt from Environmental.

HEARING OFFICER DOCKET OF FEBRUARY 15, 2012

Report No. HO-12-007

**RECOMMENDATION:**

Approve

ITEM-8: **SPRINT APPAREL ZONE - PROJECT NO. 241181**  
City Council District: 3; Plan Area: Uptown

**STAFF: Alex Hempton**

Site Development Permit (SDP) for a Wireless Communication Facility (WCF) consisting of antennas located within a flagpole and façade mounted within boxes on the side of an existing building. Equipment associated with the antennas is located within the existing building. An SDP is required because the project deviates from the WCF Design Requirements by proposing a non-tapered flagpole design. The project is located within the MCCPD-CN-1A zone at 502 University Avenue. Exempt from Environmental. Report No. HO-12-005

**RECOMMENDATION:**

Approve

ITEM-9: **AT&T NORTH TORREY PINES ROW - PROJECT NO. 227217**  
City Council District: 1; Plan Area: University

**STAFF: Alex Hempton**

Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of antennas mounted on a street light standard with above-ground equipment. The project is located at 10080 1/3 North Torrey Pines Road, within the public right-of-way, on the southwest corner of Torrey Pines Scenic Drive and North Torrey Pines Road. Exempt from Environmental. Report No. HO-12-009

**RECOMMENDATION:**

Approve

ITEM-10: **AT&T PLYMOUTH CONGREGATIONAL - PROJECT NO. 224477**  
City Council District: 3; Plan Area: Greater North Park

**STAFF: Alex Hempton**

Site Development Permit (SDP) for a Wireless Communication Facility (WCF) consisting of antennas mounted within a new 40' high architectural tower element with equipment located within a building addition. The SDP is required due to a Floor Area Ratio (FAR) deviation request. The project is located at

HEARING OFFICER DOCKET OF FEBRUARY 15, 2012

2717 University Avenue between Pershing Avenue and 28<sup>th</sup> Street within the MCCPD-CL-1 zone. Exempt from Environmental. Report No. HO-12-010

**RECOMMENDATION:**

Approve

ITEM-11: **BROAS RESIDENTIAL CARE FACILITY - PROJECT NO. 235130**

City Council District: 4; Plan Area: Skyline-Paradise Hills

**STAFF: Patrick Hooper**

Conditional Use Permit to operate a residential care facility in a single family residence with a maximum of 12 people on a 0.21 acre site at 2231 Fowler Drive in the RS-1-7 Zone within the Skyline Paradise Hills Community Plan. Exempt from Environmental. Report No. HO-12-012

**RECOMMENDATION:**

Approve

ITEM-12: **INN AT THE PARK - PROJECT NO. 259241**

City Council District: 2; Plan Area: Uptown

**STAFF: Patrick Hooper**

Map Waiver to waive the requirements of a Tentative Map to create 82 residential timeshare condominium units in an existing hotel at 525 Spruce Street in the CV-1 and MR-400 Zone of Mid City Communities Planned District within the Uptown Community Plan. Exempt from Environmental. Report No. HO-12-014

**RECOMMENDATION:**

Approve